



Offering newly refurbished, fitted and non-fitted offices near
Monument Station in the heart of EC3

11-15 St. Mary At Hill

EC3R 8EE

Office

TO LET

748 to 2,484 sq ft

(69.49 to 230.77 sq m)

- 6-minute walk to new Bank Station entrance
- Newly fully-fitted and non-fitted options
- 6 Person passenger lift
- Contemporary entrance with 24 hour access
- New Landlord CAT B option
- Fully accessible raised floor
- Newly fitted cycle storage

Summary

Available Size	748 to 2,484 sq ft
Rent	£58.50 per sq ft
Rates Payable	£20 per sq ft Estimated
Service Charge	£9.47 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

11-15 St Mary at Hill is a modern office building located in London's historic EC3 district, specifically within the Billingsgate Ward of the City of London. The property comprises lower ground, ground, and four uppers, offering a total area of approximately 11,635 sq ft. With 24 hour access, bike rack storage, and separate WC's on each floor, this building offers great amenities for each of its tenants.

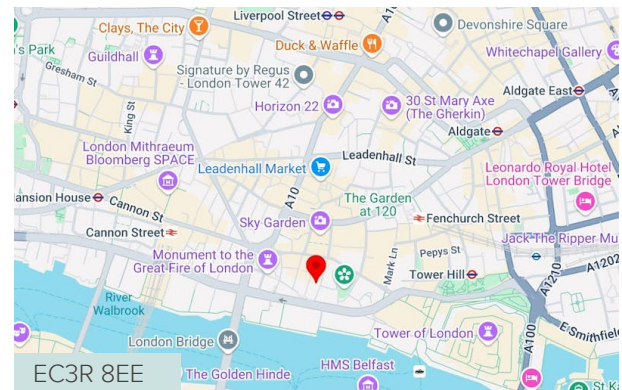
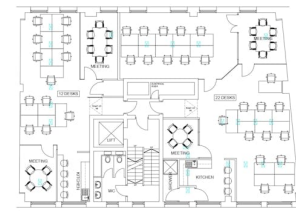
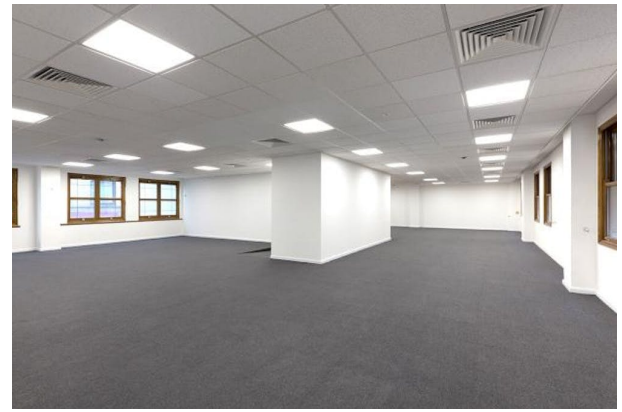
Location

The building is located on the west side of St Mary at Hill which runs between Eastcheap to the north and Lower Thames Street to the south. Monument & Tower Hill underground stations are equidistant from the building giving access to the District & Circle lines. The building is also within close walking distance from Bank underground station (Central, Northern and Waterloo & City).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
2nd - North	1,746	162.21	£58.50 /sq ft	Available
2nd - South	748	69.49	£58.50 /sq ft	Available
1st	2,484	230.77	-	Available
Total	4,978	462.47		



Viewing / further information

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